



U.S. Department of Housing and Urban
Development

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Washington, DC 20410
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Environmental Assessment Determinations and Compliance Findings for HUD-assisted Projects 24 CFR Part 58

Project Information

Project Name: Switchyard Park Apartments

Responsible Entity: Doris Sims, Director

Grant Recipient (if different than Responsible Entity): South Central Indiana Housing Opportunities

State/Local Identifier: Indiana

Preparer: Deborah Myerson, South Central Indiana Housing Opportunities

Certifying Officer Name and Title: Mayor John Hamilton

Grant Recipient (if different than Responsible Entity): Deborah Myerson, South Central Indiana Housing Opportunities

Consultant (if applicable):

Direct Comments to:

Doris Sims, Director
Housing and Neighborhood Development Department
City of Bloomington, IN 47404
Or email: HAND@bloomington.in.gov

Project Location:

1901 S Rogers, Bloomington, Indiana 47403

Description of the Proposed Project [24 CFR 50.12 & 58.32; 40 CFR 1508.25]:

Redevelopment of the site with the new construction of an 8-unit multifamily building serving households between 50% - 80% AMI, including three units reserved for people with disabilities. This project will require removal of the existing duplex home on the site. The property will include a 240 square-foot laundry room that will also function as a community meeting space. Partnerships have been established with local agencies to support tenant self-sufficiency needs in financial literacy, employment, child care, and education, as well a resident council. The site is on a bus line and adjacent to a new city park.

This project is the first of two phases, with two north-south oriented buildings each containing 8 units comprised of two 2-bedroom units and six 1-bedroom units for a total of 16 units. Both buildings will have concrete slab foundations and a wood-framed wall, floor and roof systems. The West Building (Phase 1) is a two-story building along S. Rogers Street and the East Building (Phase 2) contains a single story with a walk-out lower level that faces Switchyard Park. The asphalt surface parking lot will contain 16 spaces, including four handicapped spaces. Together, these buildings frame a courtyard which is accessed off the entry drive on the south side of the site.

Statement of Purpose and Need for the Proposal [40 CFR 1508.9(b)]:

These units are being developed to address an ongoing challenge to provide sufficient affordable, available, adequate, and accessible housing in the City of Bloomington. 100 percent of the units in the project will be affordable to low-income renters, at a price point that is in short supply in Bloomington. In addition, three affordable units will be reserved for people with disabilities, a population with fewer affordable and accessible housing options than the general population.

Existing Conditions and Trends [24 CFR 58.40(a)]:

Housing costs in Monroe County are the highest in Indiana. According to a Community Housing Needs Assessment that SCIHO produced in Nov. 2016, it is estimated that Bloomington will need 13,551 new housing units between 2010 and 2030. Approximately two-thirds of the new housing demand is projected to be for multifamily properties. Yet, while more than 66 percent of Bloomington's housing stock is rental, rents driven by the student market are often unaffordable for low- to moderate-income families. Nearly 69 percent of the city's rental households are considered cost-burdened, spending more than 30 percent of their gross monthly income on housing costs.

Funding Information

Grant Number	HUD Program	Funding Amount
	HOME	\$300,000

Estimated Total HUD Funded Amount:

\$300,000

Estimated Total Project Cost (HUD and non-HUD funds) [24 CFR 58.32(d)]:

\$1,209,947

Compliance with 24 CFR 50.4, 58.5, and 58.6 Laws and Authorities

Record below the compliance or conformance determinations for each statute, executive order, or regulation. Provide credible, traceable, and supportive source documentation for each authority. Where applicable, complete the necessary reviews or consultations and obtain or note applicable permits of approvals. Clearly note citations, dates/names/titles of contacts, and page references. Attach additional documentation as appropriate.

Compliance Factors: Statutes, Executive Orders, and Regulations listed at 24 CFR §58.5 and §58.6	Are formal compliance steps or mitigation required?	Compliance determinations
STATUTES, EXECUTIVE ORDERS, AND REGULATIONS LISTED AT 24 CFR 50.4 and 58.6		
Airport Hazards 24 CFR Part 51 Subpart D	Yes No <input type="checkbox"/> <input checked="" type="checkbox"/>	The project is not within 2,500 feet from the end of a runway at a civil airport or within 15,000 feet from the end of a runway at a military airport.
Coastal Barrier Resources Coastal Barrier Resources Act, as amended by the Coastal Barrier Improvement Act of 1990 [16 USC 3501]	Yes No <input type="checkbox"/> <input checked="" type="checkbox"/>	The project development site is located in Bloomington, Ind. This project is not located in a CBRS Unit. Therefore, this project has no potential to impact a CBRS Unit and is in compliance the Coastal Barriers Resource Act.
Flood Insurance Flood Disaster Protection Act of 1973 and National Flood Insurance Reform Act of 1994 [42 USC 4001-4128 and 42 USC 5154a]	Yes No <input type="checkbox"/> <input checked="" type="checkbox"/>	This project is not located in a floodplain or Special Flood Hazard Area and it is unlikely it will be impacted by flood waters. <i>Exhibit 1: FEMA Flood Map</i>

STATUTES, EXECUTIVE ORDERS, AND REGULATIONS LISTED AT 24 CFR 50.4 & 58.5

Clean Air Clean Air Act, as amended, particularly section 176(c) & (d); 40 CFR Parts 6, 51, 93	Yes No <input type="checkbox"/> <input checked="" type="checkbox"/>	Monroe County is in attainment status for all criteria pollutants. <i>Exhibit 2: Current Nonattainment Areas, Indiana Department of Environmental Management (IDEM): Office of Air Quality (OAQ).</i>
Coastal Zone Management Coastal Zone Management Act, sections 307(c) & (d)	Yes No <input type="checkbox"/> <input checked="" type="checkbox"/>	The project is in Monroe County, which is not within a Coastal Zone Management (CZM) area. Indiana's only coastal zone is for Lake Michigan and only affects Lake, Porter and LaPorte Counties.
Contamination and Toxic Substances 24 CFR Part 50.3(i) & 58.5(i)(2)	Yes No <input type="checkbox"/> <input checked="" type="checkbox"/>	Patriot Engineering and Environmental, Inc. performed a Phase I Environmental Site Assessment of the Property and determined that no further investigations are warranted. The assessment has revealed no evidence of recognized environmental conditions in connection with the property. <i>See Exhibit 3.</i>
Endangered Species Endangered Species Act of 1973, particularly section 7; 50 CFR Part 402	Yes No <input type="checkbox"/> <input checked="" type="checkbox"/>	This is the redevelopment of an existing residential site. There are no signs of endangered, threatened, or rare species habitat. <i>Exhibit 4: US Fish and Wildlife Service Consultation for No Effect</i>
Explosive and Flammable Hazards 24 CFR Part 51 Subpart C	Yes No <input type="checkbox"/> <input checked="" type="checkbox"/>	Based on the Phase I ESA and readily ascertainable data, hazardous operations are not anticipated to negatively impact the Property. <i>See Exhibit 3.</i>
Farmlands Protection Farmland Protection Policy Act of 1981, particularly sections 1504(b) and 1541; 7 CFR Part 658	Yes No <input type="checkbox"/> <input checked="" type="checkbox"/>	This site is already committed to urban development and does not include any activities that could potentially convert agricultural land to a non-agricultural use. The project is in compliance with the Farmland Protection Policy Act. There is no prime or important farm soil present within the project area. <i>Exhibit 5: Map of Census Urbanized Areas Around 1901 S Rogers</i>
Floodplain Management	Yes No <input type="checkbox"/> <input checked="" type="checkbox"/>	The project is not located in a floodplain. <i>See Exhibit 1, FEMA Flood Map</i>

Executive Order 11988, particularly section 2(a); 24 CFR Part 55		
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<p>Historic Preservation</p> <p>National Historic Preservation Act of 1966, particularly sections 106 and 110; 36 CFR Part 800</p>	<p>Yes No</p> <p><input type="checkbox"/> <input checked="" type="checkbox"/></p>	<p>The site is listed in SHAARD as a “contributing” structure but it is not listed on the national, state or local registers. Under the “Contributing” designation, the existing home would require the designation of a historic district to be considered eligible. There are no historic districts nor National Register listed properties in the Area of Potential Effects. For many decades, the 5 acres of adjacent industrial property to the north, the electrical substation to the northwest on Rogers, and the manufactured home park to the south have compromised the density and continuity of the vernacular architecture represented by this building. Based on Section 106 research the project will have No Adverse Effect on historic properties.</p> <p><i>Exhibits 6a-g: Map of the Area of Potential Effects, site maps, site photos, and SHAARD reports.</i></p>
<p>Noise Abatement and Control</p> <p>Noise Control Act of 1972, as amended by the Quiet Communities Act of 1978; 24 CFR Part 51 Subpart B</p>	<p>Yes No</p> <p><input type="checkbox"/> <input checked="" type="checkbox"/></p>	<p>The project is not located within 15 miles of a military installation, within 3,000 feet of a railroads, or within 1,000 feet of a major roads. The Monroe County Airport is 5 miles away, but the noise levels from this source are not in the Airport Noise Sensitive Zone nor do documented decibel levels exceed permitted limits.</p> <p><i>Exhibits 7a-d: Maps of the distance between project site and potential noise sources.</i></p>
<p>Sole Source Aquifers</p> <p>Safe Drinking Water Act of 1974, as amended, particularly section 1424(e); 40 CFR Part 149</p>	<p>Yes No</p> <p><input type="checkbox"/> <input checked="" type="checkbox"/></p>	<p>Since the project is not located in a Sole Source Aquifer area, it is in compliance with Sole Source Aquifer requirements.</p> <p><i>Exhibit 8: Sole Source Aquifer map, U.S. EPA</i></p>
<p>Wetlands Protection</p> <p>Executive Order 11990, particularly sections 2 and 5</p>	<p>Yes No</p> <p><input type="checkbox"/> <input type="checkbox"/></p>	<p>There is no historical evidence of wetlands data on or near the site. While Clear Creek is .1 miles from the site, there is no historical</p>

		evidence that the redevelopment of the site will impact the Clear Creek stream corridor. <i>Exhibits 9a-b: Map of distance between Clear Creek and project site; U.S. Fish & Wildlife National Wetland Inventory.</i>
Wild and Scenic Rivers Wild and Scenic Rivers Act of 1968, particularly section 7(b) and (c)	Yes No <input type="checkbox"/> <input checked="" type="checkbox"/>	Indiana does not have any Wild or Scenic Rivers located in the State. <i>Exhibit 10: PDF page from the National Wild and Scenic Rivers System website showing there are no Wild or Scenic Rivers in Indiana.</i>
ENVIRONMENTAL JUSTICE		
Environmental Justice Executive Order 12898	Yes No <input type="checkbox"/> <input checked="" type="checkbox"/>	The project is not located in a predominantly minority or low-income neighborhood, it does not suffer from disproportionately adverse environmental effects on minority and low-income populations relative to the community-at-large, nor will it have an adverse environmental impact on the project site or neighborhood that disproportionately affects minority and low-income populations relative to the community-at-large. Exhibits 11a-c: U.S. EPA Environmental Justice Screen Report, Low-Income Map, and Minority Map.

Environmental Assessment Factors [24 CFR 58.40; Ref. 40 CFR 1508.8 & 1508.27] Recorded below is the qualitative and quantitative significance of the effects of the proposal on the character, features and resources of the project area. Each factor has been evaluated and documented, as appropriate and in proportion to its relevance to the proposed action. Verifiable source documentation has been provided and described in support of each determination, as appropriate. Credible, traceable and supportive source documentation for each authority has been provided. Where applicable, the necessary reviews or consultations have been completed and applicable permits of approvals have been obtained or noted. Citations, dates/names/titles of contacts, and page references are clear. Additional documentation is attached, as appropriate. **All conditions, attenuation or mitigation measures have been clearly identified.**

Impact Codes: Use an impact code from the following list to make the determination of impact for each factor.

- (1) Minor beneficial impact
- (2) No impact anticipated
- (3) Minor Adverse Impact – May require mitigation

(4) Significant or potentially significant impact requiring avoidance or modification which may require an Environmental Impact Statement

Environmental Assessment Factor	Impact Code	Impact Evaluation
LAND DEVELOPMENT		
Conformance with Plans / Compatible Land Use and Zoning / Scale and Urban Design	1	The city Plan Commission approved rezoning of the site from industrial to multifamily on 8/14/2017. City Council approved rezoning on 8/23/2017. The project will pose no environmental detriment to the community. The proposed development supports the City of Bloomington's 2015-19 Consolidated Plan and the draft Comprehensive Master Plan.
Soil Suitability/ Slope/ Erosion/ Drainage/ Storm Water Runoff	2	The proposed project will not be affected by unsuitable soil, slope, erosional, drainage or storm water runoff conditions.
Hazards and Nuisances including Site Safety and Noise	2	The proposed project will not create increased exposure to natural or man-made risks as outlined in the Phase I ESA. New construction will produce no hazards. Site safety will be enforced in accordance with all applicable federal and state OSHA Regulations. See Exhibit 3.
Energy Consumption	2	Switchyard Park Apartments will be designed for adaptability, livability, high energy efficiency, and sustainability, including high-efficiency light fixtures, Energy Star appliances, and water fixtures, windows, and doors. We will also provide tenant education with resident guide or video that reviews the building's green features, operations and care/maintenance.

Environmental Assessment Factor	Impact Code	Impact Evaluation
SOCIOECONOMIC		
Employment and Income Patterns	2	The proposed housing development will provide some employment opportunities during the construction phase.
Demographic Character Changes, Displacement	2	There will be no significant demographic changes as a result of this project.

Environmental Assessment Factor	Impact Code	Impact Evaluation
COMMUNITY FACILITIES AND SERVICES		
Educational and Cultural Facilities	2	The project has two 2-bedroom units with the potential to house school age children. The local school system has

		capacity to serve potential school age children from the project.
Commercial Facilities	2	Commercial/retail shopping services are within .5 mi. from the project site. The site is accessible to employment, entertainment, shopping services by public transportation, pedestrian and bike access, and private vehicle. The approaches to the project are convenient, safe, and attractive.
Health Care and Social Services	2	Non-emergency health care services are located in medical offices within a half mile of the project. Community Kitchen and Mother Hubbard's Cupboard address food security and are each within a half mile of the site. Monroe County Head Start operates at the Broadview Learning Center within a mile of the site. The project also has arranged for tenant services for employment support through WorkOne and financial literacy classes through Old National Bank. LifeDesigns will also provide additional on-site services for residents in units reserved for people with disabilities.
Solid Waste Disposal / Recycling	2	City of Bloomington serves the area with solid waste disposal and recycling.
Waste Water / Sanitary Sewers	2	The site is served by an adequate and acceptable municipal water supply.
Water Supply	2	The site is served by municipal sanitary sewers and waste water disposal systems.
Public Safety - Police, Fire and Emergency Medical	2	Emergency health care providers are located within approximately 4 minutes' response time from the site. Police services are located within approximately 5 minutes' response time from the site. Municipal fire services are located within approximately 5 minutes' response time from the site. These services can accommodate the additional capacity required for the additional residents at this project.
Parks, Open Space and Recreation	1	There will be a courtyard and community garden space on the project site. Switchyard Park is adjacent to the east border of the project site. This is a new 65-acre city park now under development, scheduled to open in Fall 2019. RCA Community Park (a.k.a. Thomson Park) is a current city park that is .6 miles west of the project site. This is a 48-acre park with an accessible playground, trails, basketball court, baseball/softball fields, tennis courts, and pickleball courts.

Transportation and Accessibility	2	A bus line is located directly on S. Rogers, and a bus stop is two blocks to the north. Both sides of S. Rogers have sidewalks and nearby commercial/retail is within walking distance. The B-line trail is a bicycle and recreational trail .25 miles from the property. The project itself will be served by 16 parking spaces, including two handicapped accessible spaces.
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Environmental Assessment Factor	Impact Code	Impact Evaluation
NATURAL FEATURES		
Unique Natural Features, Water Resources	2	The site is not near any unique natural or any scenic areas. No other unique natural resources are visible from the site.
Vegetation, Wildlife	2	The proposed project will have no adverse effect on vegetation or wildlife as outlined by Exhibit 4 in the letter from U.S. Fish and Wildlife.
Other Factors		N/A

Additional Studies Performed:

Phase 1 Environmental Site Assessment (ESA): 10/19/2017

Field Inspection (Date and completed by):

Phase 1 Environmental Site Assessment (ESA): 10/16/2017

List of Sources, Agencies and Persons Consulted [40 CFR 1508.9(b)]:

<u>Agency</u>	Date Sent	Date Received
Indiana Department of Environmental Management (IDEM)	6/9/2017	6/9/2017
Other: Brownfield Program, Indiana Finance Authority	6/29/2017	6/30/2017
Other: Monroe County Airport	6/15/2017	6/27/2017

List of Permits Obtained:

Public Outreach [24 CFR 50.23 & 58.43]:

The FONSI and RROF will be noticed the Herald-Times on February 3, 2018. All comments will be reviewed and documented. If serious concerns arise the department may consider a public meeting and more review of the proposed project to meet the concerns of the public.

Cumulative Impact Analysis [24 CFR 58.32]:

None.

Alternatives [24 CFR 58.40(e); 40 CFR 1508.9]

None.

No Action Alternative [24 CFR 58.40(e)]:

None.

Summary of Findings and Conclusions:

Overall, this project will not impact the environment. Based on the review, we have determined that a Finding Of No Significant Impact is warranted.

Mitigation Measures and Conditions [40 CFR 1505.2(c)]

Summarize below all mitigation measures adopted by the Responsible Entity to reduce, avoid, or eliminate adverse environmental impacts and to avoid non-compliance or non-conformance with the above-listed authorities and factors. These measures/conditions must be incorporated into project contracts, development agreements, and other relevant documents. The staff responsible for implementing and monitoring mitigation measures should be clearly identified in the mitigation plan.

Law, Authority, or Factor	Mitigation Measure

Determination:

☒ **Finding of No Significant Impact [24 CFR 58.40(g)(1); 40 CFR 1508.27]**

The project will not result in a significant impact on the quality of the human environment.

☐ **Finding of Significant Impact [24 CFR 58.40(g)(2); 40 CFR 1508.27]**

The project may significantly affect the quality of the human environment.

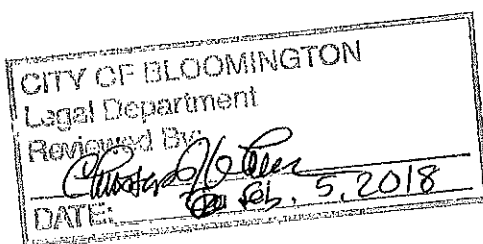
Preparer Signature: Deborah Myerson Date: 1/30/2018

Name/Title/Organization: Deborah Myerson, Executive Director, South Central Indiana Housing Opportunities

Certifying Officer Signature: John Hamilton Date: 2/7/18

Name/Title: JOHN HAMILTON, MAYOR

This original, signed document and related supporting material must be retained on file by the Responsible Entity in an Environmental Review Record (ERR) for the activity/project (ref: 24 CFR Part 58.38) and in accordance with recordkeeping requirements for the HUD program(s).



CITY OF BLOOMINGTON
Controller

Reviewed by: [Signature]
DATE: 2/6/18
FUND/ACCT: N/A